

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF FRANKLIN A. AND MARGARET M. O'LEARY
DISPOSITION PARCEL R-7C-2
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Franklin A. and Margaret M. O'Leary have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel R-7C-2 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Franklin A. and Margaret M. O'Leary be and hereby are tentatively designated as Developers of Disposition Parcel R-7C-2 in the Charlestown Urban Renewal Area subject to:

- a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

- c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and rental schedule.

2. That disposal of Parcel R-7C-2 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



NOTES:
 PARCEL BOUNDARIES AND AREAS BASED ON
 CITY ASSESSOR'S MAPS AND APPROXIMATE,
 PENDING FINAL SURVEY.

FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:
 CHARLESTOWN URBAN RENEWAL PLAN
 PROJECT NO. MASS. R-88
 BOSTON REDEVELOPMENT AUTHORITY
 JANUARY 88, 1968.

DISPOSITION	
PARCEL	DATE
R-70-2	10/10/68
R-7C-2	10/10/68
PL VORONOV	10/10/68

Mr. JOHN J. DONAHUE

Charlestown
 Urban Renewal Area
 Massachusetts R-33

TABLED: OCTOBER 4, 1979
RESUBMITTED: NOVEMBER 1, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT J. RYAN, DIRECTOR
SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55
DISPOSITION PARCEL R-7C-2
TENTATIVE DESIGNATION OF REDEVELOPER

Disposition Parcel R-7C-2, containing approximately 5,916 square feet of land, is located at 458-462 Medford Street in the Charlestown Urban Renewal Area.

Subject parcel was advertised in 1977 and no proposals were received for development.

A letter of interest was received in February, 1979 from Kathleen F. Doherty of Charlestown who indicated her desire to build a single family house for her invalid family on this parcel.

On July 1, 1979 the parcel was again advertised and Mrs. Doherty was sent a copy of the ad. No interest was expressed by anyone in response to the advertisement.

On August 13, 1979, a letter of interest was received from Franklin and Margaret O'Leary. Mr. O'Leary is a Boston Firefighter who is temporarily living in Charlestown while he sells his Weymouth home so that he can move back to Charlestown.

Mrs. Doherty was notified that interest had been expressed by another party and that, since we had not heard from her, we assumed she was no longer interested. She called Mr. Reilly within the next few days to say she was still interested but her mother had died, thus the delay. An appointment was made at Mr. Reilly's office and Mrs. Doherty was told to submit a completed Public Disclosure Statement and preliminary plans as soon as possible. As of this date, October 5, 1979, there has been no further contact.

On September 7, 1979, the O'Learys submitted their Public Disclosure Statement and preliminary plans to build a 6 room 3-bedroom single family house at an estimated cost of \$55,000. These plans are under review by our Urban Design Department.

An appropriate resolution is attached recommending the tentative designation of Franklin A. and Margaret M. O'Leary as Redevelopers of Disposition Parcel R-7C-2 in the Charlestown Urban Renewal Area.

ATTACHMENT

PART I

HUD-4004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Franklin Arthur and Margaret M. O'Leary
- b. Address and ZIP Code of Redeveloper: 10 St. Martin Street, Charlestown 02129
- c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

in CHARLESTOWN MASS. R-55

(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS
is described as follows²

PARCEL R-7C-2

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- A corporation.
- A nonprofit or charitable institution or corporation.
- A partnership known as _____.
- A business association or a joint venture known as _____.
- A Federal, State, or local government or instrumentality thereof.
- Other (explain) _____.

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (*not named in response to Item 5*) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (*if not given above*) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment..... \$ 55,000.
- b. Cost per dwelling unit of any residential redevelopment..... \$
- c. Total cost of any residential rehabilitation..... \$
- d. Cost per dwelling unit of any residential rehabilitation..... \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$

6 room, 3-bedroom single family house.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) _____

Franklin A. and Margaret M. O'Leary

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.¹

Dated: September 7, 1979

Dated: September 7, 1979

Franklin A. O'Leary
Signature

Margaret M. O'Leary
Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-204
(9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: FRANKLIN A. C'LEARY and Margaret M.
- b. Address and ZIP Code of Redeveloper: 10 ST MARTIN ST. CHARLESTOWN
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

CHARLESTOWN MASS. R-55

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASS
is described as follows:

Parcel R-7C-2

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?
 YES NO
 If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
4. a. The financial condition of the Redeveloper, as of _____, 19_____, is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

 b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based;
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land;

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

<u>NAME, ADDRESS, AND ZIP CODE OF BANK</u>	<u>AMOUNT</u>
BOSTON FIRE FIGHTERS CREDIT UNION SOUTH SHORE BANK - CHECKING, SAVINGS + SAFE DEPOSIT 106A	\$

b. By loans from affiliated or associated corporations or firms:

<u>NAME, ADDRESS, AND ZIP CODE OF SOURCE</u>	<u>AMOUNT</u>
CHARLESTOWN SAVINGS BANK	\$ 27,000

c. By sale of readily salable assets:

<u>DESCRIPTION</u>	<u>MARKET VALUE</u>	<u>MORTGAGES OR LIENS</u>
HOUSE 14 - Weymouth	\$ 54,000	\$ 22,

7. Names and addresses of bank references:

MT WASHINGTON SOUTH BOSTON
SOUTH SHORE BANK WASHINGTON ST Weymouth

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? YES NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? YES NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCYAMOUNT
\$DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

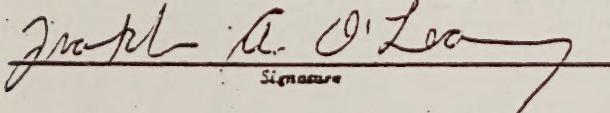
If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

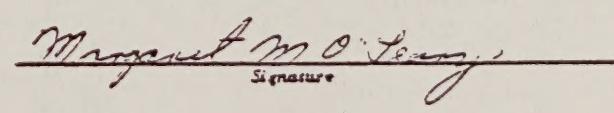
CERTIFICATION

Franklin A. and Margaret M. O'Leary

I (We) Franklin A. and Margaret M. O'Leary certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: September 7, 1979


Signature

Dated: September 7, 1979


Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

- 1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- 2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

ASSETS

SOUTH SHORE BANK

CHECKING 900.00

SAVINGS 500.00

BOSTON FIRE FIGHTERS CREDIT UNION 7,000.00

U.S. SAVINGS BONDS 800.00

LIFE INSURANCE 55,000.00

1978 VOLARE VACATION 5,000.00

FURNITURE + PERSONAL PROPERTY 10,000.00

ANTIQUES 4,000.00

*SALE OF HOME 29,800.00

TOTAL ASSETS 113,800.00

* PRESENT MARKET

VALUE 59,000.00

MORTGAGE 33,300

